

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: **2002**

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Lyons

PHA Number: GA 120

PHA Fiscal Year Beginning: (mm/yyyy) 01/2002

PHA Plan Contact Information:

Name: Patricia Murphy

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TDD: (912) 526-8504

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Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered:

☐ Public Housing and Section 8 ☐ Section 8 Only ☒ Public Housing Only

Annual PHA Plan Fiscal Year 2002

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The ACOP was amended to suspend of the Community Service requirement until further notice.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$255,895

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan? **N.A.**

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? **N.A.**

C. ☐ Yes ☐ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
N.A.

D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment A
N.A.

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (select all that apply)

☐ The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included

☐ Yes ☐ No: below or

☐ Yes ☐ No: at the end of the RAB Comments in Attachment ____.

- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment ____.
- ☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) State of Georgia
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☐ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - ☐ Other: (list below)
3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The State of Georgia Consolidated Plan describes how State, local, private and federal resources will be used to increase the supply of affordable housing for low and moderate income Georgians, establish and maintain a suitable living environment, and expand economic opportunities for its citizens. The plan focuses on the use of HUD funds to meet the affordable housing and community development needs of Georgia.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines

when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation/Amendment/Modification from the 5-year Plan:

If a significant deviation/amendment/modification of this plan is anticipated, the PHA will be required to have this deviation/amendment/modification approved by HUD. A significant deviation/amendment/modification is a change in information provided by the PHA in its approved Five Year Plan. A significant deviation/amendment/modification is significant changes that would be made in the PHA's mission, goals and objectives. Altering the mission, goals and objectives but keeping the basic intent of each will not be considered a significant deviation/amendment/modification.

B. Significant Amendment or Modification to the Annual Plan:

If a significant deviation/amendment/modification of this plan is anticipated, the PHA will be required to have this deviation approved by HUD. A significant deviation/amendment/modification is a change in information provided by the PHA in its approved Annual Plan. A significant deviation/amendment/modification is when the PHA's housing needs or strategies for meeting these needs changes substantially, or the PHA anticipates substantial changes to its planned use of financial resources. Altering the needs or strategies for meeting these needs, but keeping the basic intent of each will not be considered a significant deviation. A substantial deviation/amendment/modification of financial resources would be a change of twenty percent (20%) of the total budget amount of each Capital Fund Grant program or each Operating Budget, or each Drug Elimination Program. The reason the percentage is set at twenty percent is the fact that the PHA has to prepare estimated budgets a year in advance in order to have the Annual and Five Year Plan processed in accordance with the Federal Regulations.

Please see Revision No.2 of Annual Statement/Performance and Evaluation Report for Capital Fund Program GA06P12050201 for Federal FY 2001, which is attached in file names ga120a06.

The reason for this revision: The first two years of the original 5 year plan (FY1999 and FY 2000) were revised to placing 100% of capital funds into operations (account 1406). It was unclear to the Authority if our 3rd year into the plan (FY 2001) should be in accordance with the third year of the original 5-year Plan or should be revised. The Authority decided that a revision was necessary to get back on track with our physical needs assessment. **The revision reflects a change in the order in which work items will be done, not the work items themselves. No significant deviation from the original 5-Year Plan has occurred.**

Attachment A
Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

ATTACHMENT B

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Lyons		Grant Type and Number Capital Fund Program: GA06P12050202 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$25,590			
3	1408 Management Improvements	\$2,346			
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$12,339			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$32,000			
10	1460 Dwelling Structures	\$155,200			
11	1465.1 Dwelling Equipment—Nonexpendable	\$25,920			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$2,500			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Lyons		Grant Type and Number Capital Fund Program: GA06P12050202 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	Amount of Annual Grant: (sum of lines 2-19)	\$255,895			
21	Amount of line 20 Related to LBP Activities	\$0			
22	Amount of line 20 Related to Section 504 Compliance	\$0			
23	Amount of line 20 Related to Security	\$0			
24	Amount of line 20 Related to Energy Conservation Measures	\$0			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Lyons		Grant Type and Number Capital Fund Program #: GA06P12050202 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Project Wide	Operations	1406		\$25,590				
Project Wide	Management Improvements	1408						
	Staff Training			\$1,000				
	Computer Software			\$1,346				
Project Wide	Fees and Costs	1430						
	Advertising			\$250				
	Contract A & E Services			\$12,089				
GA 120-001	Dwelling Structure	1460						
	Add dryer outlets		24	\$7,200				
	Site Improvement	1450						
GA 120-003	Install concrete pads for exterior AC							
	Units (Phase I) – 8 units		8	\$4,000				
	Install anti-vandalism wired cages for							
	Exterior AC units (Phase I) – 8 units		8	\$4,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Lyons		Grant Type and Number Capital Fund Program #: GA06P12050202 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structure	1460						
GA 120-003	Install heat pump HVAC (Phase I)		8	\$32,000				
	Upgrade electrical wiring for conversion		8	\$1,600				
	Replace hot water heaters (Phase I)		8	\$3,400				
GA 120-003	Dwelling Equipment	1465.1						
	Replace ranges (Phase I)		8	\$2,680				
	Replace refrigerators (Phase I)		8	\$3,800				
	Site Improvement	1450						
GA 120-005	Install concrete pads for exterior AC							
	Units (Phase I) – 18 units		18	\$9,000				
	Install anti-vandalism wired cages for							
	Exterior AC units (Phase I) – 18 units		18	\$9,000				
GA 120-005	Dwelling Structure	1460						
	Install heat pump HVAC (Phase I)		18	\$72,000				
	Upgrade electrical wiring for conversion		18	\$3,600				
	Replace hot water heaters (Phase I)		18	\$7,650				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Lyons		Grant Type and Number Capital Fund Program #: GA06P12050202 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
GA 120-005	Dwelling Equipment	1465.1						
	Replace ranges (Phase I)		18	\$6,030				
	Replace refrigerators (Phase I)		18	\$8,550				
	Site Improvement	1450						
GA 120-006	Install concrete pads for exterior AC							
	Units (Phase II) – 6 units		6	\$3,000				
	Install anti-vandalism wired cages for							
	Exterior AC units (Phase II) – 6 units		6	\$3,000				
GA 120-006	Dwelling Structure	1460						
	Install heat pump HVAC (Phase II)		6	\$24,000				
	Upgrade electrical wiring for conversion		6	\$1,200				
	Replace hot water heaters (Phase II)		6	\$2,550				
GA 120-006	Dwelling Equipment	1465.1						
	Replace ranges (Phase II)		6	\$2,010				
	Replace refrigerators (Phase II)		6	\$2,850				
	Non-Dwelling Equipment	1475						
Project Wide	Computer Equipment			2,500				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Lyons		Grant Type and Number Capital Fund Program #: GA06P12050202 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA 120-001	03/2003			09/2005			
GA 120-003	03/2003			09/2005			
GA 120-005	03/2003			09/2005			
GA 120-006	03/2003			09/2005			
Project Wide	03/2003			09/205			

ATTACHMENT C

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA 120-001	Gould Mosley Village	
Description of Needed Physical Improvements or Management Improvements		Estimated Cost Planned Start Date (HA Fiscal Year)

Make one 2BR unit 504 compliant	\$20,000	2006
Kitchen Modification (24 units)	\$96,000	2006
Bath modification (24 units)	\$96,000	2006
Replace floor tile (24 units)	\$48,000	2006
Abate lead fascia, soffit, porch ceiling, & door jam (24 units)	\$72,000	2006
Wrap fascia, porch ceiling w/vinyl (24 units)	\$36,000	2006
Replace entrance doors (front & rear) – 48 doors	\$20,400	2006
Add security screen doors (front & rear) – 48 doors	\$14,400	2006
Landscaping/drainage/stabilization	\$24,000	when funds become available
Install uniform shrubbery (24 units)	\$12,000	when funds become available
Add parking pads (3)	\$6,000	when funds become available
Replace roofs (24)	\$36,000	when funds become available
Total estimated cost over next 5 years	\$480,800	

CFP 5-Year Action Plan	
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement	
Development Number	Development Name (or indicate PHA wide)

GA 120-002	Mollie Braziel Village		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Install concrete pads for exterior AC units (26 units)		\$13,000	These work items depend on fund availability
Install anti-vandalism wired cages for exterior AC units (26 units)		\$13,000	
Heat pump conversion (26 units)		\$104,000	
Upgrade electrical wiring (26 units)		\$7,800	
Replace hot water heaters (26 units)		\$11,050	
Replace ranges (26 units)		\$8,710	
Replace refrigerators (26 units)		\$12,350	
Add dryer outlets (26 units)		\$7,800	
Make One 2BR unit 504 compliant		\$20,000	
Kitchen Modification (26 units)		\$104,000	
Bath modification (26 units)		\$104,000	
Replace floor tile (26 units)		\$52,000	
Abate lead fascia, soffit, porch ceiling, & door jam (26 units)		\$78,000	
Wrap fascia, porch ceiling w/ vinyl (26 units)		\$39,000	
Replace entrance doors (front & rear) - 52 doors		\$22,100	
Add security screen doors (front & rear) – 52 doors		\$15,600	
Landscaping/drainage/stabilization		\$26,000	
Install uniform shrubbery (26 units)		\$13,000	
Top 7 trees in contact with buildings		\$3,500	
Add parking pads (6)		\$12,000	
Replace roofs (26 units)		\$39,000	
Total estimated cost over next 5 years		\$705,910	

CFP 5-Year Action Plan	
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement	
Development Number	Development Name (or indicate PHA wide)
GA 120-003	H. D. Youmans Apartments

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Install concrete pads for exterior AC units (Phase II) - 8 units	\$4,000	2003
Install anti-vandalism wire cages for exterior AC units (Phase II) – 8 units	\$4,000	2003
Heat Pump Conversion (Phase II) – 8 units	\$32,000	2003
Upgrade electrical wiring for conversion (Phase II) – 8 units	\$2,400	2003
Replace hot water heaters (Phase II) – 8 units	\$3,400	2003
Replace ranges (Phase II) – 8 units	\$2,680	2003
Replace refrigerators (Phase II) – 8 units	\$3,800	2003
Replace interior doors (frame & hardware) - 146 doors	\$56,210	when funds become available
Landscaping/drainage/stabilization	\$16,000	when funds become available
Install uniform shrubbery (16 units)	\$8,000	when funds become available
Top 32 trees in contact with building	\$16,000	when funds become available
Replace roofs (16 units)	\$24,000	when funds become available
Total estimated cost over next 5 years	\$172,490	
<p align="center">CFP 5-Year Action Plan</p> <input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		

Development Number	Development Name (or indicate PHA wide)		
GA 120-004	Laura Baker Homes		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Install concrete pads for exterior AC units (4 units)		\$2,000	2003
Install anti-vandalism wired cages for exterior AC units (4 units)		\$2,000	2003
Heat pump conversion (4 units)		\$16,000	2003
Upgrade electrical wiring for conversion (4 units)		\$1,200	2003
Replace hot water heaters (4 units)		\$1,700	2003
Replace ranges (4 units)		\$1,340	2003
Replace refrigerators (4 units)		\$1,900	2003
Replace interior doors (frame & hardware) – 40 doors		15,400	when funds become available
Landscaping/drainage/stabilization		\$4,000	when funds become available
Install uniform shrubbery (4 units)		\$2,000	when funds become available
Replace roofs (units)		\$6,000	when funds become available
Total estimated cost over next 5 years		\$53,540	

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA 120-005	Harry Thompson Homes	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Install concrete pads for exterior AC units (Phase II) – 28 units	\$14,000	2003
Install anti-vandalism wired cages for exterior AC units (Phase II) – 28 units	\$14,000	2003
Heat Pump conversion (Phase II) – 28 units	\$112,000	2003
Upgrade electrical wiring for conversion (Phase II) – 28 units	\$8,400	2003
Replace hot water heaters (Phase II) – 28 units	\$11,900	2003
Replace ranges (Phase II) – 28 units	\$9,380	2003
Replace refrigerators (Phase II) – 28 units	\$13,300	2003
Replace interior doors (frame & hardware) – 276 doors	\$106,260	when funds become available
Replace windows (550 windows)	\$192,500	when funds become available
Top 16 trees in contact with buildings (16)	\$8,000	when funds become available
Replace roofs (46 units)	\$92,000	when funds become available
Total estimated cost over next 5 years	\$581,740	

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CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA 120-006	Gene Wilkins Homes	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace interior doors (frame & hardware) – 177 doors	\$68,145	2004
Modernization of kitchen (14 units)	\$56,000	2005
Modernization of bathroom (14 units)	\$56,000	2005
Replace floor tiles (14 units)	\$28,000	2005
Install dryer vents (14 units)	\$4,200	2005
Replace roof (14 units)	\$21,000	2005
Wrap fascia, porch ceiling w/vinyl	\$21,000	when funds become available
Landscaping/drainage/stabilization	\$14,000	when funds become available
Install uniform shrubbery (14 units)	\$7,000	when funds become available
Total estimated cost over next 5 years	\$275,345	

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
	PHA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Operations	\$25,590	2003
Fees and Costs – Contract Administration/construction Management, Advertising, Asbestos testing	\$18,550	2003
Staff Training	\$1,000	2003
Replace computer equipment	\$4,835	2003
Operations	\$25,590	2004
Fees and Costs – Contract Administrations/Construction Management, Advertising, Asbestos testing	\$13,550	2004
Staff Training	\$1,000	2004
Replace computer equipment	\$3,235	2004
Operations	\$29,695	2005
Fees and Costs – Contract Administrations/Construction Management, Advertising	\$13,550	2005
Staff Training	\$1,000	2005
Operations	\$25,590	2006
Fees and Costs – Contract Administrations/Construction Management, Advertising	\$13,550	2006
Staff Training	\$1,000	2006
Operations	\$25,590	when funds become available
Fees and Costs – Contract Administrations/Construction Management, Advertising	\$13,550	when funds become available
Staff Training	\$1,000	when funds become available
Total estimated cost over next 5 years	\$217,875	

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N.A.

PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

N.A.

Section 1: General Information/History

A. Amount of PHDEP Grant _____

B. Eligibility type (Indicate with an “x”) N1_____ N2_____ R_____

C. FFY in which funding is requested

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

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F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

12 Months _____ 18 Months _____ 24 Months _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 – Special Initiative	
9116 – Gun Buyback TA Match	
9120 – Security Personnel	
9130 – Employment of Investigators	
9140 – Voluntary Tenant Patrol	
9150 – Physical Improvements	
9160 – Drug Prevention	
9170 – Drug Intervention	
9180 – Drug Treatment	
9190 – Other Program Costs	
TOTAL PHDEP FUNDING	

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement		Total PHDEP Funding: \$20,000
Goal(s)		

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
2.							
3.							

9115 – Special Initiative					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9116 – Gun Buyback TA Match					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9120 – Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 – Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 – Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 – Drug Prevention		Total PHDEP Funding: \$1,600
Goal(s)		
Objectives		

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9170 – Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$8,199		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Required Attachment D: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Teresa M. Brown

B. How was the resident board member selected: (select one)?

- ☐ Elected
☒ Appointed

C. The term of appointment is (include the date term expires): October 1, 2001 to September 30, 2002

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☐ Other (explain):

B. Date of next term expiration of a governing board member: September 30, 2002

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): John E. Moore, Mayor of Lyons

Required Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Clarence Pittman, Jr.
106 Martin L. King Drive
Lyons, GA 30436

Helen S. Mason
166-2 W. Lincoln Avenue
Lyons, GA 30436

ATTACHMENT F

COMMENTS OF RESIDENT ADVISORY BOARD AND EXPLANATION OF PHA RESPONSE

There were no comments from the Resident Advisory Board (RAB). No member of the RAB attended the public hearing for the Authority.

ATTACHMENT G

RESPONSE TO RESIDENT SURVEY

No follow-up plan was required for the PHA Assessment Year 2000. However, the Authority is addressing issues of safety and appearance, which were our weakest areas. Landscaping the majority of our neighborhoods is included in the Authority's needs assessment. This will be done when funds are available. Additionally, tree & stump removal is being done using PHDEP funds. Gang of undesirables are congregating under these trees. Installing security fences will also be done using PHDEP funds once a budget revision is submitted and approved.

ATTACHMENT H

DECONCENTRATION

Component 3, (6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☐ Yes ☒ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments?

If yes, list these developments as follows: N.A.

The Housing Authority of the City of Lyons has adopted a Deconcentration Policy, which covers all developments of the authority. Income analysis was conducted on all covered developments as described in §903.2(c) and has been made available for public inspection.

ATTACHMENT I

VOLUNTARY CONVERSION

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?

Six (6)
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

None
- c. How many Assessments were conducted for the PHA's covered developments?

Six (6)
- d. Identify PHA developments that may be appropriate for conversion based on the required Initial Assessments:

None

The Housing Authority of the City of Lyons certifies that it has reviewed each development's operations as public housing; considered the implications of converting the public housing to tenant-based assistance; and concluded that conversion of the development may be inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion described at §972.200(c). The initial assessment has been made available for public inspection.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Lyons	Grant Type and Number Capital Fund Program: GA06P12050201 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☒ Revised Annual Statement (revision no: 2)

☐ Performance and Evaluation Report for Period Ending:
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$25,180	\$25,590		
3	1408 Management Improvements	\$1,000	\$1,000		
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$13,500	\$0		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0	\$32,000		
10	1460 Dwelling Structures	\$194,720	\$148,000		
11	1465.1 Dwelling Equipment—Nonexpendable	\$3,399	\$25,920		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$18,096	\$23,385		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$255,895	\$255,895		
21	Amount of line 20 Related to LBP Activities	\$0	\$0		
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0		
23	Amount of line 20 Related to Security	\$0	\$0		
24	Amount of line 20 Related to Energy Conservation Measures	\$0			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Lyons		Grant Type and Number Capital Fund Program #: GA06P12050201 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Project Wide	Operations	1406		\$25,180	\$25,590			
Project Wide	Management Improvements	1408						
	Staff Training			\$1,000	\$1,000			
Project Wide	Fees and Costs	1430						
	Contract Architect & Engineer Services			\$13,250	\$0			
	Advertising			\$250	\$0			
	Site Improvement	1450						
GA 120-001	Install Concrete pads for exterior AC							
	Unit		24	\$0	\$12,000			
	Install Anti-Vandalism cages for AC unit		24	\$0	\$12,000			
GA 120-001	Dwelling Structure	1460						
	Add dryer outlets		24	\$8,720	\$0			
	Install heat pump HVAC		24	\$0	\$96,000			
	Replace hot water heaters		24	\$0	\$10,200			
	Upgrade electrical wiring for conversion		24	\$0	\$4,800			
GA120-001	Dwelling Equipment							
	Replace ranges		24	\$0	\$8,040			
	Replace refrigerators		24	\$0	\$11,400			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Lyons		Grant Type and Number Capital Fund Program #: GA06P12050201 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
GA 120-002	Dwelling Structure	1460						
	Install heat pump HVAC		26	\$104,000	\$0			
GA 120-003	Dwelling Equipment	1465.1						
	Replace ranges (phase 2)		10	\$3,399	\$0			
GA 120-004	Dwelling Structure	1460						
	Install heat pump HVAC		4	\$16,000	\$0			
	Site Improvement	1450						
GA 120-006	Install concrete pads for exterior AC unit (Phase I)		8	\$0	\$4,000			
	Install cages for exterior AC unit (Phase I)		8	\$0	\$4,000			
GA 120-006	Dwelling Structure	1460						
	Replace interior doors (phase 1)		7	\$42,000	\$0			
	Install heat pump HVAC (phase 2)		6	\$24,000	\$0			
	Install heat pump HVAC (Phase I)		8	\$0	\$32,000			
	Replace hot water heaters (Phase I)		8	\$0	\$3,400			
	Upgrade electrical wiring for conversion (Phase I)		8	\$0	\$1,600			

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Lyons		Grant Type and Number Capital Fund Program #: GA06P12050201 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
GA 120-006	Dwelling Equipment							
	Replace ranges (Phase I)		8	\$0	\$2,680			
	Replace refrigerators (Phase I)		8	\$0	\$3,800			
Project Wide	Nondwelling Equipment	1475						
	Install phone system			\$10,096	\$10,096			
	Replace computer monitors		5	\$6,000	\$6,000			
	Replace copier & fax machines		1	\$0	\$6,000			
	Computer equipment			\$2,0000	\$1,289			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Lyons			Grant Type and Number Capital Fund Program #: GA06P12050201 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA 120-001	03/03			09/04			
GA 120-002	03/03			09/04			
GA 120-003	03/03			09/04			
GA 120-004	03/03			09/04			
GA 120-006	03/03			09/04			
Project Wide	03/03			09/04			

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA 120-001	Gould Mosley Village	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Add dryer outlets (24 units)	\$7,200	2002
Make One 2BR unit 504 compliant	\$20,000	when funds become available
Kitchen Modification (24 units)	\$96,000	when funds become available
Bath modification (24 units)	\$96,000	when funds become available
Replace floor tile (24 units)	\$48,000	when funds become available
Abate lead fascia, soffit, porch ceiling, & door jam (24 units)	\$72,000	when funds become available
Wrap fascia, porch ceiling w/ vinyl (24 units)	\$36,000	when funds become available
Replace entrance doors (front & rear) - 48 doors	\$20,400	when funds become available
Add security screen doors (front & rear) – 48 doors	\$14,400	when funds become available
Landscaping/drainage/stabilization	\$24,000	when funds become available
Install uniform shrubbery (24 units)	\$12,000	when funds become available
Add parking pads (3)	\$6,000	when funds become available
Total estimated cost over next 5 years	\$452,000	

<div>CFP 5-Year Action Plan</div> <div><input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement</div>		
Development Number	Development Name (or indicate PHA wide)	
GA 120-002	Mollie Braziel Village	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)

Install concrete pads for exterior AC units (26 units)	\$13,000	when funds become available
Install anti-vandalism wired cages for exterior AC units (26 units)	\$13,000	when funds become available
Heat pump conversion (26 units)	\$104,000	when funds become available
Upgrade electrical wiring (26 units)	\$7,800	when funds become available
Replace hot water heaters (26 units)	\$11,050	when funds become available
Replace ranges (26 units)	\$8,710	when funds become available
Replace refrigerators (26 units)	\$12,350	when funds become available
Add dryer outlets (26 units)	\$7,800	when funds become available
Make One 2BR unit 504 compliant	\$20,000	when funds become available
Kitchen Modification (26 units)	\$104,000	when funds become available
Bath modification (26 units)	\$104,000	when funds become available
Replace floor tile (26 units)	\$52,000	when funds become available
Abate lead fascia, soffit, porch ceiling, & door jam (26 units)	\$78,000	when funds become available
Wrap fascia, porch ceiling w/ vinyl (26 units)	\$39,000	when funds become available
Replace entrance doors (front & rear) - 52 doors	\$22,100	when funds become available
Add security screen doors (front & rear) – 52 doors	\$15,600	when funds become available
Landscaping/drainage/stabilization	\$26,000	when funds become available
Install uniform shrubbery (26 units)	\$13,000	when funds become available
Top 7 trees in contact with buildings	\$3,500	when funds become available
Add parking pads (6)	\$12,000	when funds become available

Total estimated cost over next 5 years	\$666,910	

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA 120-003	H. D. Youmans Apartments	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Install concrete pads for exterior AC units (16 units)	\$8,000	2003
Install anti-vandalism wire cages for exterior AC units (16 untis)	\$8,000	2003
Heat Pump Conversion (16 units)	\$64,000	2003
Upgrade electrical wiring for conversion (16 units)	\$4,800	2003
Replace hot water heaters (16 units)	\$6,800	2003
Replace ranges (16 units)	\$5,360	2003
Replace refrigerators (16 units)	\$7,600	2003
Replace interior doors (frame & hardware) - 146 doors	\$56,210	when funds become available
Landscaping/drainage/stabilization	\$16,000	when funds become available
Install uniform shrubbery (16 units)	\$8,000	when funds become available
Top 32 trees in contact with buildings	\$16,000	when funds become available
Total estimated cost over next 5 years	\$200,770	

CFP 5-Year Action Plan <input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number GA 120-004	Development Name (or indicate PHA wide) Laura Baker Homes	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Install concrete pads for exterior AC units (4 units)	\$2,000	2003
Install anti-vandalism wired cages for exterior AC units (4 units)	\$2,000	2003
Heat pump conversion (4 units)	\$16,000	2003
Upgrade electrical wiring for conversion	\$1,200	2003
Replace hot water heaters (4 units)	\$1,700	2003
Replace ranges (4 units)	\$1,340	2003
Replace refrigerators (4 units)	\$1,900	2003
Replace interior doors (frame & hardware) – 40 doors	\$15,400	when funds become available
Landscaping/drainage/stabilization	\$4,000	when funds become available
Install uniform shrubbery (4 units)	\$2,000	when funds become available
Total estimated cost over next 5 years	\$47,540	

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA 120-005	Harry Thompson Homes	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Install concrete pads for exterior AC units (46 units)	\$23,000	2002
Install anti-vandalism wired cages for exterior AC units (46 units)	\$23,000	2002
Heat Pump conversion (46 units)	\$184,000	2002
Upgrade electrical wiring for conversion (46 units)	\$13,800	2002
Replace hot water heaters (46 units)	\$19,550	2002
Replace ranges (46 units)	\$15,410	2002
Replace refrigerators (46 units)	\$21,850	2002
Replace interior doors (frame & hardware) – 276 doors	\$106,260	when funds become available
Replace windows (550 windows)	\$192,500	when funds become available
Top 16 trees in contact with buildings (16)	\$8,000	when funds become available
Total estimated cost over next 5 years	\$607,370	

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA 120-006	Gene Wilkins Homes	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Install concrete pads for exterior AC units (Phase II) – 6 units	\$3,000	2002
Install anti-vandalism wired cages for exterior AC units (Phase II) – 6 units	\$3,000	2002
Heat Pump conversion (Phase II) – 6 units	\$24,000	2002
Upgrade electrical wiring for conversion (Phase II) – 6 units	\$1,800	2002
Replace hot water heaters (Phase II) – 6 units	\$2,550	2002
Replace ranges (Phase II) – 6 units	\$2,010	2002
Replace refrigerators (Phase II) – 6 units	\$2,850	2002
Replace interior doors (frame & hardware) – 177 doors	\$68,145	2004
Modernization of kitchen (14 units)	\$56,000	2005
Modernization of bathroom (14 units)	\$56,000	2005
Replace floor tiles (14 units)	\$28,000	2005
Install dryer vents (14 units)	\$4,200	when funds become available
Replace roof (14 units)	\$21,000	when funds become available
Wrap fascia, porch ceiling w/vinyl	\$21,000	when funds become available
Landscaping/drainage/stabilization	\$14,000	when funds become available
Install uniform shrubbery (14 units)	\$7,000	when funds become available
Total estimated cost over next 5 years	\$314,555	

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
	PHA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Operations	\$25,590	2002
Fees and Costs – Contract Administration/construction Management, Advertising, Asbestos testing	\$12,339	2002
Staff Training	\$1,000	2002
Computer Software	\$1,346	2002
Replace computer equipment	\$2,500	2002
Operations	\$25,590	2003
Fees and Costs – Contract Administrations/Construction Management, Advertising, Asbestos testing	\$18,550	2003
Staff Training	\$1,000	2003
Replace computer equipment	\$4,835	2003
Operations	\$25,590	2004
Fees and Costs – Contract Administrations/Construction Management, Advertising	\$13,550	2004
Staff Training	\$1,000	2004
Computer Equipment	\$3,235	2004
Operations	\$29,695	2005
Fees and Costs – Contract Administrations/Construction Management, Advertising	\$13,550	2005
Staff Training	\$1,000	2005
Operations	\$25,590	2006
Fees and Costs – Contract Administrations/Construction Management	\$13,550	2006
Staff Training	\$1,000	2006
Total estimated cost over next 5 years	\$220,510	